

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
of the  
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE  
5:00 PM Thursday, July 10, 2008  
437 SW 4<sup>th</sup> Avenue • Fort Lauderdale, Florida • 33315 • (954) 525-6444**

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**Item 1. Roll Call**

The meeting was called to order and the following answered present: Dr. Nicholas Tranakas, Chair; Robert Kelley; Shirley Carson. Also attending were the Auditors Brian Nemeroff; Sean Cedar from Berman Hopkins and Mike Tadros, CFO.

Absent: James Camp III, Vice Chair (out of town)

**Note:** Mayor to appoint new Commissioner at the next City Commission meeting in September.

**Item 2. Review and Approval of the July 10, 2008 Regular Board Meeting Agenda**

The Agenda was reviewed and no corrections or changes noted. Commissioner Carson moved approval; Commissioner Kelley seconded. All voted in the affirmative.

**Item 3. Review and Approval of the June 12, 2008 Regular Board Meeting Minutes**

The Minutes were reviewed and one change was noted. Commissioner Carson moved approval; Commissioner Kelley seconded. All voted in the affirmative.

**Item 3. (a) Review and Approval of the June 12, 2008 Dixie Court GP, Inc. Meeting Minutes**

The Minutes were reviewed and no corrections or changes noted. Commissioner Carson moved approval; Commissioner Kelley seconded. All voted in the affirmative.

**Item 4. SECRETARY'S REPORT**

**Note:** Item 1 was discussed last.

**1. Audited Financial Statements**

A draft copy of the audited financial statements for year ended December 31, 2007, was presented to the Board for review and approval.

Brian Nemeroff and Sean Cedar, Auditors, were present at the Board meeting to review the financial reports, along with Auditor's letters and comments.

Brian gave an overview of the layout of the financial report, Board attention was directed to page 38 (single audit section), pages 40-42 (compliance, internal controls.) page 9 (cash & cash equivalence) and pages 29-32.

The following recommendations were discussed:

- Dixie Court Partnership Agreement Audit
- Board interface with the auditors

Commissioner Kelley moved the motion authorizing the CEO to investigate the Dixie Court Partnership Agreement Audit with Carlisle, if not feasible, go to Berman Hopkins to accomplish the audit within the deadline; Commissioner Carson seconded. All voted in the affirmative.

Brian informed the Board that there were no difficulties encountered in performing FYE 2007 Audit and that a management letter with the topics discussed will accompany the Audit report.

The CEO will discuss extending the audit contract with Berman Hopkins at the next Board meeting.

**2. Resolution 08-12; Authorizing the Executive Director/CEO to Sign off on Contracts for the CDBG Disaster Mitigation Grant Funds.**

The HACFL received CDBG Disaster Mitigation Grant Funds to provide impact glass windows or hurricane shutters for the two elderly high-rise, Sailboat Bend & Sunnyreach Acres. The CEO discussed this item and requested that the Board approve Resolution 08-12 authorizing him to sign off on all the documents relating to the CDBG Disaster Mitigation Grant Funds.

Commissioner Kelley moved the approval of Resolution 08-12; Commissioner Carson seconded. All voted in the affirmative.

**3. Update on Dixie Court Re-development**

The CEO updated the Board on this item. The Dixie Court redevelopment is progressing very nicely, five of the six buildings have roofs and windows in, or going in. This project is expected to be completed and occupied between October and December of this year.

**4. Sunnyreach High-rise Fire Update**

The CEO updated the Board on this item.

Sunnyreach Acres continues to make great progress; by this weekend every unit will be ready for occupancy except for seven (7) units, one (1) to be handicapped ready and the other six (6) located around the fire unit.

**Item Five: NEW BUSINESS**

**1. Homeownership Opportunities for Tenants in HACFL Affordable Housing Units**

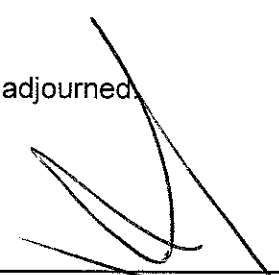
Over the years the HACFL has purchased over a hundred foreclosed single family homes through the HUD ACA Pilot Program, these homes were rehabbed/renovated by the Step-Up crew and rented to low-income families. Five (5) of our tenants, living in excess of five years in their units, have expressed an interest in purchasing them.

The CEO provided the Board with additional information on this item and requested that the Board approve the HACFL offering this homeownership opportunity to the five tenants that would like to purchase their units.

Commissioner Kelley moved the motion to approve the CEO moving forward with the investigation/research on how to proceed with the homeownership program; Commissioner Carson seconded. All voted in the affirmative.

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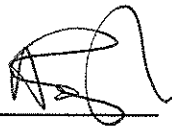
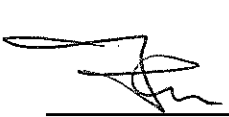
There being no further discussion, the meeting was adjourned.



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Dr. Nicholas Tranakas, Chair

ATTEST:



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Tam A. English  
CEO/Secretary